WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/05 09:43 2 pgs
Fees:13.00 Taxes:286.38
20051103-0133033

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$77,400.00.**

Affiant

Subscribed and sworn to before me this 1st day of Nov. 06, 2005.

Notary Public
My Commission Expires: 4-20-06

ANDREW H. MALONEY NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dwight Kinzer	SAME	052-02-0-189.00
717 Neely's Bend		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rebecca L. Hutto is now known as Rebecca Roberts, and Richard Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwight Kinzer, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 28 on the plan of Block "A" on the revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca L. Hutto, unmarried, by deed from Billy R. Gray and wife, Tonya Gray, on April 21, 2000, of record in Instrument Number 20000426-0041212, Register's Office for Davidson County, Tennessee. The said Rebecca L. Hutto is now known as Rebecca Roberts. The said Richard Roberts joins in this conveyance to convey any and all interest that he may have in said property, particularly any marital interest.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 052-02-0-189.00.
- Subject to all matters as shown on the Plan of record in Book 1130, page 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **717 Neely's Bend, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this November 1, 2005.

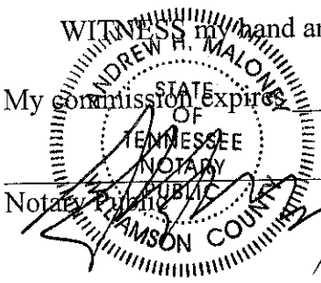
Richard Roberts

Rebecca Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca Roberts and Richard Roberts**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 1, 2005



My commission expires 8/20/06

Notary Public